

What is Abandonment?

Abandonment occurs if a tenant leaves their home empty and we have no way of telling whether they have given up their tenancy or if they intend to return. If we are of the belief that a tenant has given up their tenancy we will serve a notice on the property, advising that unless we hear from the tenant within 28 days, we will bring the tenancy to an end.

If we have made sufficient enquiries to satisfy ourselves that the property is still unoccupied and have not received a response in writing from the tenant within the 28-day period, a second notice will be sent to the tenant confirming that the tenancy has ended.

If this happens, we will change the locks and either store or dispose of any items left in the property. If the tenant returns for their possessions, or we trace their whereabouts, they will be charged for the cost of removal of the items as well as any storage costs. We are not required to store possessions left in the property where the value of these possessions is determined to be less than any tenancy debt owed by the tenant.